

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-25-400089 (WS-24-0366)-VENETIAN VENUE PROPCO, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone.

Generally located south of Sands Avenue and east of Koval Lane within Paradise. TS/tpd/kh  
(For possible action)

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RELATED INFORMATION:

**APN:**

162-16-702-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Exceed the maximum permissible sound levels in conjunction with the Sphere Las Vegas where required per Section 30.68.020.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3848 Koval Lane
- Site Acreage: 18.51
- Project Type: Deviation from the noise standard for the Sphere Las Vegas
- Number of Stories: 7
- Building Height (feet): 396
- Square Feet: 12,581 (existing service building)/602,267 (events center/music venue)

History, Site Plan, & Request

The approved plan depicted an existing recreational facility and music venue (Sphere Las Vegas) associated with an existing resort hotel (Venetian/Palazzo) located at the southeast corner of Sands Avenue and Koval Lane. The recreational facility and music venue was originally approved through UC-1096-17 and WS-1095-17 with a subsequent modification to the plans approved through WS-18-0218. WS-20-0145 was approved to eliminate the maximum decibel level allowances and allow for an increase in potential noise levels in conjunction with indoor music events and entertainment associated with the Sphere. This waiver expired as an extension of time was not filed and the Sphere did not complete construction until 2023. WS-24-0366 was

subsequently filed to waive noise requirements per Section 30.68.020 for indoor and outdoor uses within the site. This request is for the first application for review as required by a condition of approval for WS-24-0366.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0366:

##### Comprehensive Planning

- 1 year to review;
- Allowance for greater noise will be limited to no more than 12 days a year;
- Increase in noise level on those dates will be limited to a frequency no greater than 85 decibels, measured at the Sphere's property line;
- Park Towers and Meridian management will be notified no less than 14 days prior to each waiver event;
- Increase in noise shall be permitted to occur only between 9:00 a.m. and 11:30 p.m. on waiver days, except New Year's Eve which will be 1:00 a.m.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### Public Works - Development Review

- Remove boulders in right-of-way on Sands Avenue.

#### Applicant's Justification

The Board of County Commissioners (BCC) previously approved WS-24-0366, which allowed for increased noise levels for outdoor events. The approval limited the increase to no more than 12 days a year, no greater frequency than 85 decibels measured at the Sphere's property line, notification to Park Towers and Meridian management prior to the event, limited hours, and 1 year to review. Since the approval, the Sphere has held 2 events that were notified per the approved conditions. On September 14, 2024, there was a UFC event, and on April 22, 2025, there was an XO Student Design Challenge event. The applicant has not been informed of any complaints, concerns, or impacts to nearby residents, and respectfully requests the BCC to review the application and find the Sphere to be in compliance. The applicant requests that no additional reviews be required.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-24-400116 (UC-1096-17)	First application for review to reduce on-site parking for a recreational facility	Approved by BCC	December 2024

### Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400117 (WS-18-0218)	First application for review to increase the time period for graphic displays, animated signage, and a design review for signage	Approved by BCC	December 2024
AR-24-400115 (WS-1095-17)	First application for review to reduce on-site parking for a recreational facility	Approved by BCC	December 2024
WS-24-0366	Waiver of development standards for increased noise to an existing recreational facility	Approved by BCC	September 2024
UC-23-0501	Use permit, deviations, and design review for a previously approved comprehensive sign package for the Sphere Las Vegas	Approved by BCC	October 2023
WS-20-0145	Eliminated sound level maximums for the Sphere - expired	Approved by BCC	April 2020
DR-19-0937	Modifications to the north entrance of the Venetian/Palazzo with an increase in wall/animated sign area	Approved by BCC	January 2020
ORD-18-900701 DA-18-0852	Negotiated development agreement	Approved by BCC	December 2018
UC-18-0651	Sphere monorail station	Approved by BCC	December 2018
WC-18-400194 (UC-1096-17)	Waived the condition of a use permit requiring a 15 foot sidewalk/pedestrian access easement	Approved by BCC	December 2018
WS-18-0218	Modifications to an approved recreational facility (Sphere) and pedestrian bridge with an increase in building height and wall/animated sign area	Approved by BCC	May 2018
UC-1096-17	Recreational facility, fairground, retail sales, restaurants, live entertainment, theater, and museum for the Sphere	Approved by BCC	February 2018
WS-1095-17	Pedestrian bridge between Venetian/Palazzo and the Sphere	Approved by BCC	February 2018
DR-0760-13	Modifications to Venetian/Palazzo sign package for additional wall signage	Approved by BCC	January 2014
DR-0165-13	Modifications to Venetian/Palazzo sign package for animated and wall signs	Approved by BCC	May 2013

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Wynn Las Vegas Resort Hotel
South	Entertainment Mixed-Use	CR	Holiday Inn Club Vacations (timeshare)
East	Entertainment Mixed-Use	CR	Hughes Center office buildings

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Entertainment Mixed-Use	CR	Wynn parking garage

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

Since the approval of the waiver application, there has been no violations with Code Enforcement or recent complaints with the Commissioner's office. It appears the applicant has held two outdoor events, in addition to having many indoor events, and has complied with all of the conditions of approval for WS-24-0366. For these reasons, staff can support this request with an additional review in 2 years to ensure compliance with the original conditions.

**Public Works - Development Review**

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this application for review.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Until September 4, 2027 to review or application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MSG LAS VEGAS, LLC

**CONTACT:** NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101